



CITY OF BEAVERTON  
Community Development Department  
Development Services Division  
4755 SW Griffith Drive  
PO Box 4755  
Beaverton, OR 97076  
Tel: (503) 526-2420  
Fax: (503) 526-3720  
www.ci.beaverton.or.us

## TYPE 2 NOTICE OF PENDING DEVELOPMENT APPLICATION

**Date of Notice:** March 10, 2005

**Case File No./Project Name:** DR2004-0130 / CU2004-0022 / TP2005-0003

McDonald's Expansion on SW Regatta

**Summary of Application:** The applicant is requesting approval for a Design Review Two application to modify the existing Regatta Lane McDonald's Restaurant. Site modifications include changing the drive-through lane to a double order lane, reconfiguring parking lot layout, the addition of approximately 330 square feet of building area, and modifying site landscaping and lighting. As the site originally received a Conditional Use approval for a restaurant located in an Office Commercial zoning district, a Minor Conditional Use approval is requested modifying the original Conditional Use approval. In addition, the applicant requests a Tree Plan Two approval to remove more than five (5) existing site landscape trees.

**Due Date for Written Comments:** March 30, 2005

Please reference the Case File Number and Project Name in your written comments. Mailed written comments should be sent to the Development Services Division, PO Box 4755, Beaverton, OR 97076. Written comments submitted in person should be delivered to the Development Services Division, 2<sup>nd</sup> Floor, Beaverton City Hall, 4755 SW Griffith Drive by 4:30 p.m. on the due date.

**Staff Planner:** Tyler Ryerson, Associate Planner **Phone Number:** 503-526-2520

**Facilities Review Committee Meeting Date:** March 30, 2005

The Facilities Review Committee is not a decision-making body, but advises the Director on a project's conformity to the technical criteria specified in Section 40.03 of the Beaverton Development Code. The Committee then forwards a recommendation to the Director on the development application. The Director will issue a written decision approximately fourteen (14) calendar days after the Facilities Review Committee meeting.

### Site Description:

Map & Tax Lot Number: 1S1 5BA Tax Lot 1200

Site Address: 15975 SW Regatta Lane

Cross Street: SW Regatta Lane, SW Outrigger Terrace, and SW Walker Road

Zoning: Office Commercial

Neighborhood Association Committee: Five Oaks

**Applicable Development Code Approval Criteria Effective through Ordinance 4302:**

40.03.1 through 11, 40.15.1.C.1 through 5, 40.40.20.15.2.C.1 through 13,

and 40.90.15.2.C.1 through 10

Documents and plans for the development application are available for review at the Beaverton Development Services Division, 2<sup>nd</sup> floor, Beaverton City Hall, 4755 SW Griffith Drive, between the hours of 8:00 a.m. to 4:30 p.m., Monday through Friday.

Please note: You are receiving this notice to advise you of a pending development application. Section 50.40.2 of the Beaverton Development Code requires the City to provide written notice of a pending Type 2 development application to the applicant, property owner, affected Neighborhood Association Committees (NACs), and owners of property within 300 feet on all sides of the property proposed for development, based on the most recent property tax assessment roll of the Washington County Department of Assessment and Taxation. **Please note that the failure of a property owner to receive notice does not invalidate a decision.** A public hearing on the application will not be held unless the Director's decision is appealed.